

St. Mary's Place  
Boxmoor



# St. Mary's Place

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## Asking Price £735,000

entrance hall | WC | sitting room | dining/sun room | kitchen | large first floor landing | principle bedroom with ensuite bathroom | second double bedroom with ensuite shower | private rear garden | single garage

An exclusive two/three bedroom end terrace home with private garden and garage parking, situated in this rather charming, thoughtfully designed development for the over 55s.

Accommodation is comprised of a spacious sitting room opening through to an extensively glazed kitchen/dining room at the rear. There is the convenience of a ground floor WC. The first floor offers two ensuite bedrooms plus a large landing area; a useful space which could serve as an office, library, or, if enclosed, a third bedroom. The property also enjoys a private rear garden with patio area and lawn, plus separate garage parking.

High specification finishes include engineered oak flooring with underfloor heating to the ground floor, contemporary Nolte kitchen cabinetry with integrated Neff appliances, and luxury bathrooms with Duravit sanitary-ware and Hansgrohe fittings complemented by Porcelanosa tiling.

St Mary's Place is an exclusive development of only 20 homes arranged around two pretty courtyard gardens; this particular property is situated within the South Courtyard. There is the benefit of a residents' room for meeting and socialising, and an estate manager on hand for advice and emergencies.

### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band F (Dacorum).

### Tenure

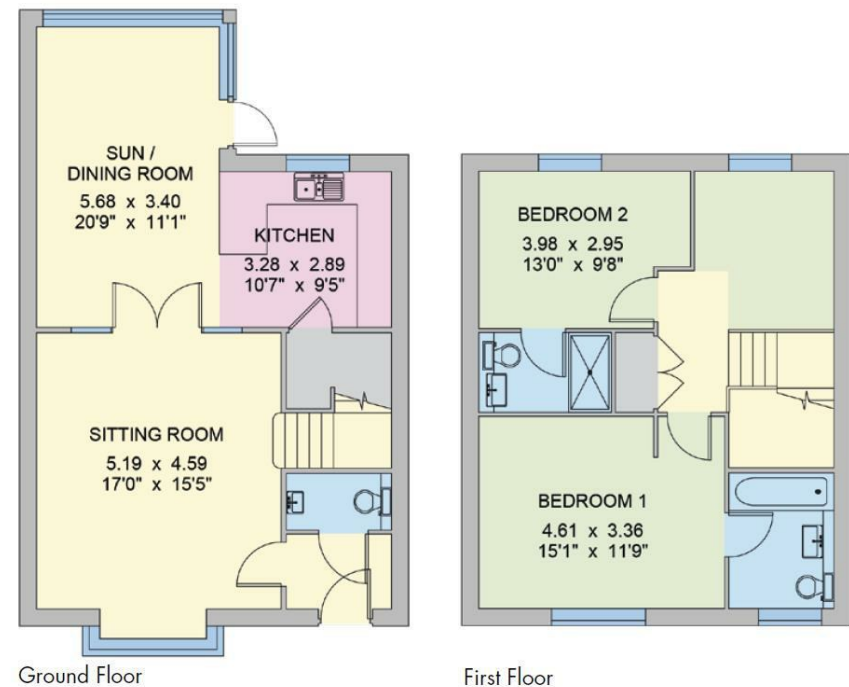
Lease: 150 years  
Ground rent: Peppercorn  
Service charge: c. £3,000 per annum

### Situation

Boxmoor 'village' is on the outskirts of Hemel Hempstead and close to beautiful Chilterns countryside. Box Moor Trust common land is at the heart of this community. Excellent shopping and recreational facilities are available nearby. The mainline station provides a fast and frequent service to London (Euston), whilst the M1 and M25 are just a short drive away.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

## No. 2, 5, 9 & 15 are mirrored layouts



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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